

**Approved Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, June 7, 2012 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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1. **Convene Meeting:** Chairman J. Van Hise convened the meeting at 7:30 p.m. and established a quorum: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary; Regular members R. Baiad and P. Conlon; Alternate L. Taylor. Also present: Town Director of Public Works: R. Tedesco.

Absent: N. Tolmoff.

2. **Review Minutes of Previous Meetings: 05/17/12:** After a brief review, a motion was made by A. Kerley to accept the Minutes of 5/17/12 as submitted. The motion was seconded by D. Frankel and carried 4-0-1 with J. Van Hise abstaining (not present at the 5/17/12 meeting).

3. **Old Business:**

a. **101 Obtuse Hill Road #201101091: 6-lot subdivision – “Whispering Glen Section II”**  
(*dec. date 07/07/12*)

Chairman Van Hise noted that the Planning Commission cannot rule until it receives the ruling from the Inland Wetlands Commission. At its last meeting, that Commission asked for an extension. Their next meeting will take place prior to the Planning Commission’s next meeting, so this matter is continued. Chairman Van Hise also asked whether the Commission had received an opinion from the Town Attorney on his review of the deeds and other legal documents from the applicant’s attorney, J. Saffi, in correspondence dated 4/24/12. (This had been requested at an earlier meeting: ref. Minutes of 5/3/12 meeting, page 3, and the Commission believes the Land Use Office sent correspondence requesting this review). The Chairman noted that this is the Commission’s second request and would like this opinion before its next meeting.

**A motion was made by P. Conlon to continue 101 Obtuse Hill Road, Application #201101901 to the next regular meeting. Motion seconded by R. Baiad, and carried unanimously.**

4. **New Business:** There was none at this meeting.

5. **Minutes of Other Boards & Commissions:**

- **05/14/12: Inland Wetlands:** Public hearing for Whispering Glen continued; Please note that on p. 2 they refer to D. DiVesta as the “Town Engineer”;
- **05/21/12 Inland Wetlands:** Public Hearing for Whispering Glen extended to June 11, 2012, so Chairman Van Hise said at this Commission’s next meeting, June 21, 2012, it should have a clear vision of the Wetlands’ decision.
- **05/17/12 Zoning:** On Track Karting on Silvermine Road approved for an off-site fuel tank; Liquor sales approved at COSTCO; approval for enclosure for YMCA pool; Peachwave Yogurt Store approved for former True Value Hardware site at four corners.  
Chairman Van Hise refuted the line on p. 11 where it is stated that Mr. Boyd (of Brookfield Patch) told the Zoning Chairman that “all of the other commissions have agreed to ‘tweet’,” maintaining that this Commission does not, and will not, and has not agreed to ‘tweet’ during its meetings.
- **05/24/12 Zoning:** No indication why the vote for Regulation Change for Customary Home Occupation failed (0-5).

6. **Correspondence:**  
*The Commission noted the following item of Correspondence received since the Agenda was posted:*
  - a. **City of Danbury to Brookfield Planning and Zoning, dated 5/31/12 re: 99 Federal Road: Bank with Drive-through use at Stew Leonard's site: Special Exception #376:** The Commission acknowledged this hearing, noting it was too late for it to reply, as the hearing was held last night (6/6/12). They were unsure exactly where a bank would be placed on site, given the existence of Walgreen's, as well as the required parking.
7. **Informal Discussion:** There was none at this meeting.
8. **Tabled Items:** There were none at this meeting.
9. **Adjourn:** A motion to adjourn at 7:54 p.m. was made by P. Conlon, seconded by D. Frankel and carried unanimously.

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J. Van Hise, Chairman